

Old Cahaba BOD Meeting

Date | time 2/2/2021 6:30 PM | Location ZOOM

I. CALL TO ORDER (Opening Prayer)

- a) The meeting was called to order by President, Dennis Agnew. Opening Prayer was given by Bob Miller.
- b) Board members in attendance were Dennis Agnew, Bob Miller, Jerome Dangerfield, Alana Maxwell, and Lisa Sampson. Kevin Stober was unavailable.
- c) NOTED: As of today, Ashley Kirby has resigned from the Board of Directors. Resignation was received via email.

II. FINANCIALS

- a) Casie Jarman of Selective Management Services presented the financials for the HOA as of February 1, 2021. YTD: Operating: \$22,079.53 YTD MM: \$175,419.34 R: \$83,451.19 GP: \$678.19
 - i) Total Assets: \$281,628.25 (\$100,123.52 less than November)
- b) Delinquencies
 - i) Casie reviewed the Delinquency Report with the Board of Directors. She indicated that there was \$157,364.16 due to HOA as of February 1, 2021. (We've collected \$29,875.57 since Nov. Mtg.)
 - (1) A1 \$97,290.13 (\$25,040.09 less than Nov!)
 - (2) A2 \$54,127.56 (\$5,412.66 less than Nov!)
 - (3) GP \$406.47 (\$722.82 less than Nov!)
 - (4) Other Fees \$5,540 (\$1,300 more than last Nov—Compliance Fine)
 - ii) Casie indicated that 2020 liens were being processed. The Probate office is backed up, still, due to COVID-19.

III. OLD BUSINESS

- a) Casie reviewed the tabled items and updates for Old Business within the HOA:
- b) Access System Updates
 - (1) CRV cameras and Brivo access system are up and running at both pools.
- c) Pool Updates
 - i) The Board decided to move forward with purchasing the Polywood pool furniture. Casie indicated she would obtain updated quotes for the Board to review, via email before the next meeting.
- d) Entry Lighting
 - i) Casie indicated that she had been informed of a breaker keeps tripping at the Avenue entrance by the landscaping company. Casie scheduled Outdoor Lighting Perspectives to review this matter since the new landscape lighting is still under warranty.

IV. NEW BUSINESS

- a) Common Area Winter Clearing
 - i) Casie obtained common area landscaping and clearing quotes from Helena Lawn and Landscape, the contracted landscaping company for Old Cahaba. Clearing Everything will cost the HOA \$10,100. This includes: the boat launch, the OC Drive/ OC Cir side of the lake, the view of the lake across from the parkway pool, cleaning up the trash at the end of OC Trail, sodding and strawing the OC Drive hill that was cleared last season, clearing

behind the clubhouse pool, and cleaning up the recently obtained area known as the Weekley property.

RESOLUTION: On a motion duly noted, the Board approves the \$10,100 expense of common area clearing.

b) Newsletter

- i) Casie indicated that the Spring Newsletter is in the works. The Board indicated they would like the Newsletter to be emailed and posted to the website, like the Fall 2020 Newsletter.

c) 2021 Budget

- i) Casie indicated that she has started preparing the first draft for the 2021 budget. It will be presented to the Board at the March meeting.
- ii) It was requested that the reconstruction of the boat launch be budgeted for.
- iii) It was also requested that a single page ARC guideline list be prepared to be included in the assessment letter and with the new and resales within Old Cahaba. This will also be included in the Spring Newsletter.

d) Committee Updates

- i) The Board decided to cancel the Mardi Gras event due to COVID-19 and other reasons.
- ii) Three prizes for decorations will still be awarded. The Board approved a \$100, \$50, and \$25 gift card for the three winners.
- iii) The Board decided to update the committees and start to get the community more involved.

RESOLUTION: On a motion duly noted, the Board approves the following Committee Representatives:

ARC: Dennis and Bob

Financial: Jerome and Alana

Common Area/ Improvements: Bob and Kevin

Social / Welcome: Lisa and Alana

e) Clubhouse Rentals

- i) Due to the new strand of COVID, the Board decided to keep the clubhouse closed to rentals for the foreseeable future.

v. ADJOURN

- a) Dennis Agnew provided the closing prayer.
- b) Next Meeting: Zoom. Scheduled for March 2nd at 6:30 P.M.
- c) With no further questions or concerns, the meeting adjourned at 8:31 P.M.